

**ST. ALBANS CITY PLANNING COMMISSION
& DESIGN ADVISORY BOARD**
Regular Meeting and Public Hearing – City Hall Council Chambers – 6:00 p.m.
MONDAY, DECEMBER 19, 2011

A. PUBLIC HEARING – LAND DEVELOPMENT REGULATIONS

The St. Albans City Planning Commission will hold a public hearing to consider proposed revisions to the St. Albans City Land Development Regulations:

1. Section 704 –Design Advisory Board

The Planning Commission will consider a change to Design Advisory Board term limits and other items.

2. Section 517 – Signs

The Planning Commission will consider a change to sign design standards, with a focus on methods of illumination.

B. DISCUSSION AND VOTE

1. Land Development Regulation revisions and submission to St. Albans City Council.

C. DESIGN ADVISORY SEGMENT

1. **86 North Main Street – PathStone Corporation** – Applicant requests a favorable recommendation to the Zoning Administrator for a wall sign. This property is located in the Design Review District 1 – Traditional Downtown.
2. **86 North Main Street – PathStone Corporation** – Applicant requests a favorable recommendation to the Zoning Administrator for a window sign. This property is located in the Design Review District 1 - Traditional Downtown.
3. **62 North Main Street – Hackett, Valine & MacDonald, Inc.** – Applicant requests a favorable recommendation to the Zoning Administrator for a wall sign. This property is located in the Design Review District 1 – Traditional Downtown.
4. **Criteria for Complete Design Review Applications – Discussion and Vote**
5. **Questions and Discussion for Zoning Administrator**

D. PLANNING SEGMENT

1. **St. Albans City Capital Improvement Plan Priorities – Discussion and Vote**
2. **Special Meeting for CIP Review - Discussion and Vote**
3. **Housing and Land Taxation Data**

E. MUNICIPAL PLAN REVISION SEGMENT

1. **Review of Draft Plan**
2. **Discuss Plan Hearing Schedule**

F. OTHER BUSINESS

1. **Update on Board Appointment Strategy**
2. **Approval of meeting minutes – November 28, 2011**

G. PUBLIC COMMENT